

Results Area: Affordable Housing in an Inclusive Community

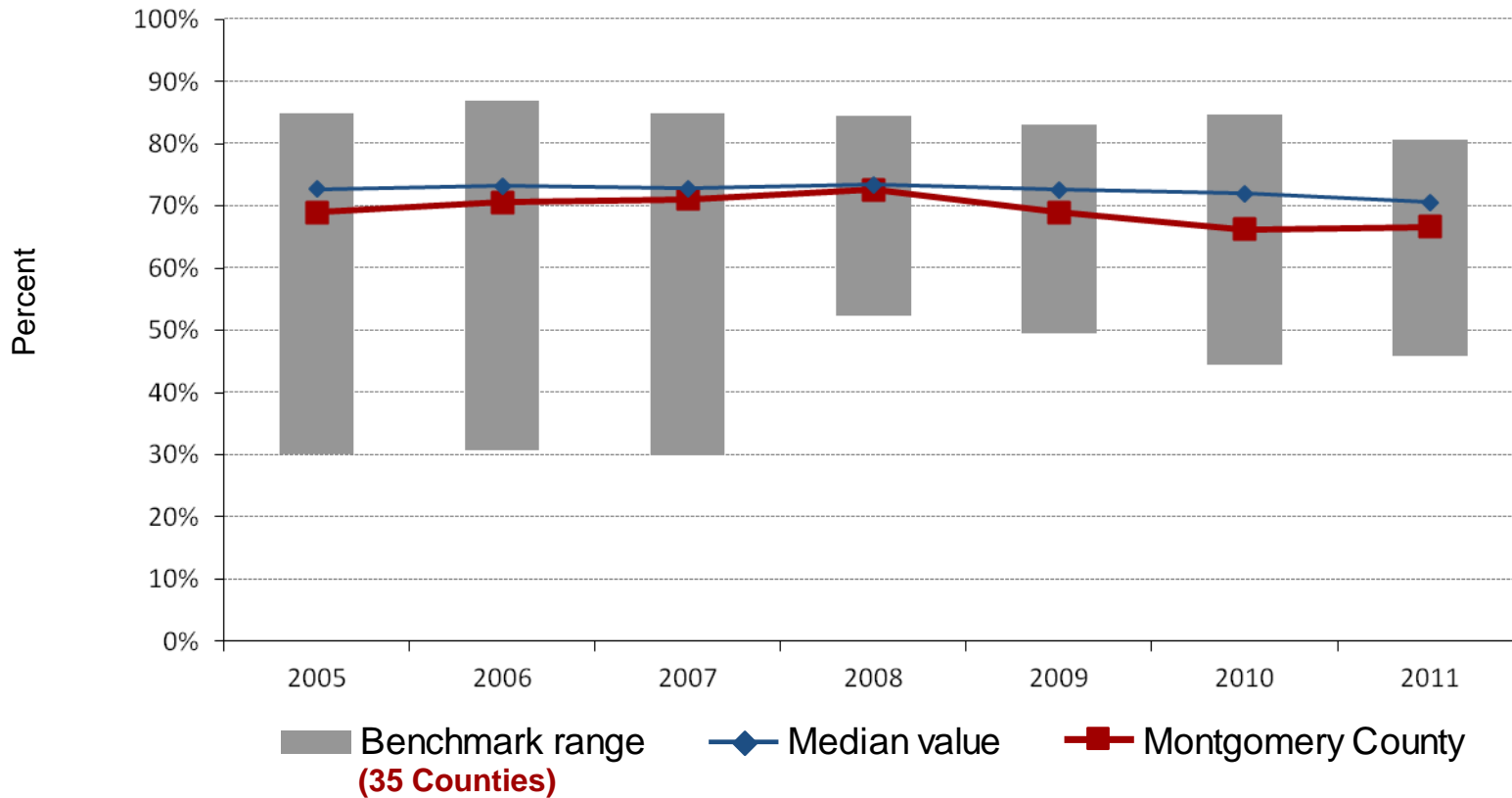
Montgomery County has been a pioneer in the effort to provide a full range of housing for our people. Our moral and economic strength demand that we continue to be on the cutting edge of progress in providing affordable housing. Our economic success has made this challenge even greater and more essential. The Leggett Administration is committed to continue the tradition of creative action to provide affordable housing for our workforce and the dignity of a home for all of our people.

Statement on Affordable Housing in an Inclusive Community from the Leggett Transition Team Report (December 2006)



Affordable Housing in an Inclusive Community

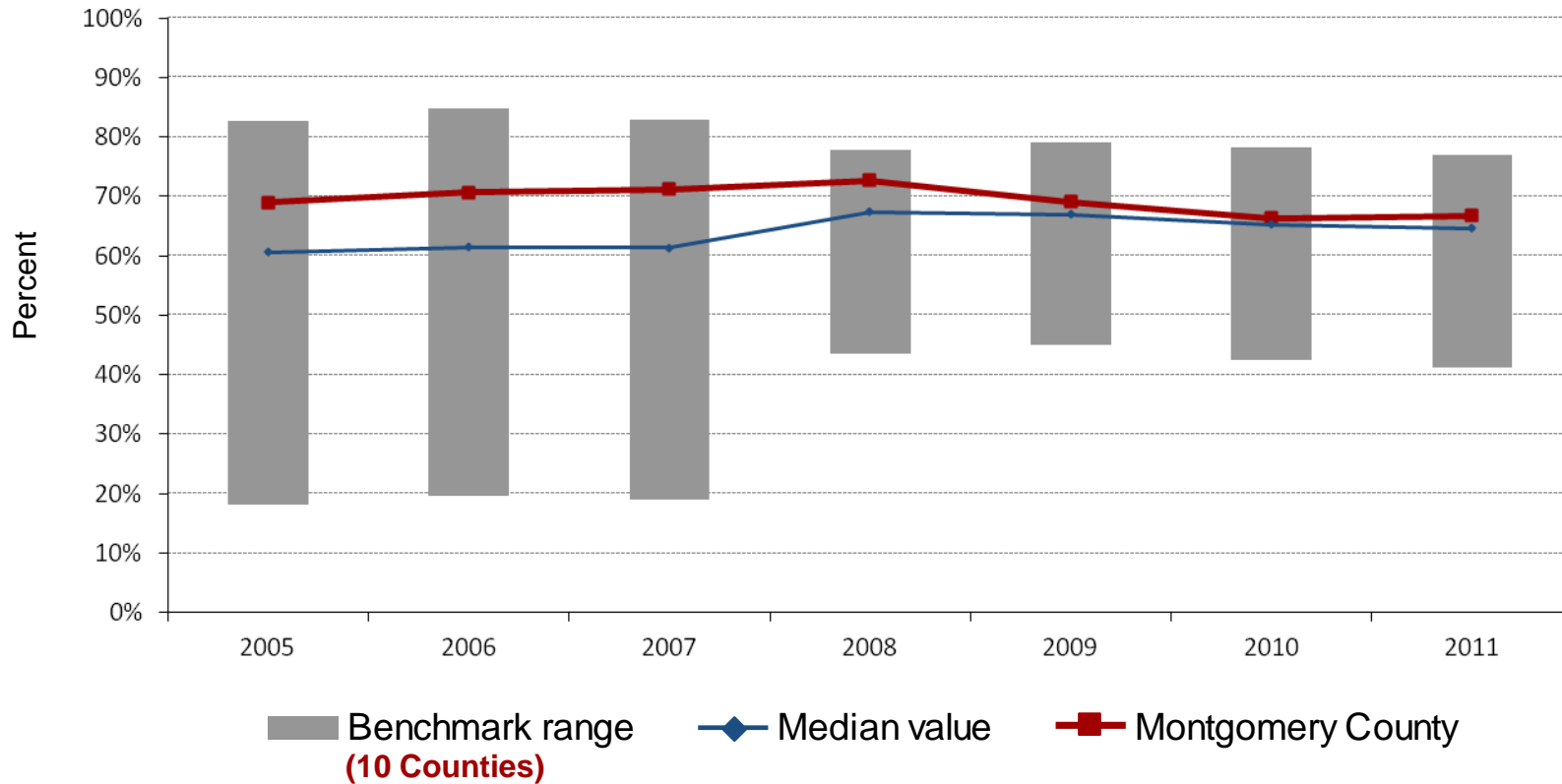
Indicator: Home ownership rate



In 2011, the median home ownership rate was 71%. Montgomery County had a home ownership rate of 67%. In 2011, the highest value was 81% and the lowest value was 46%.



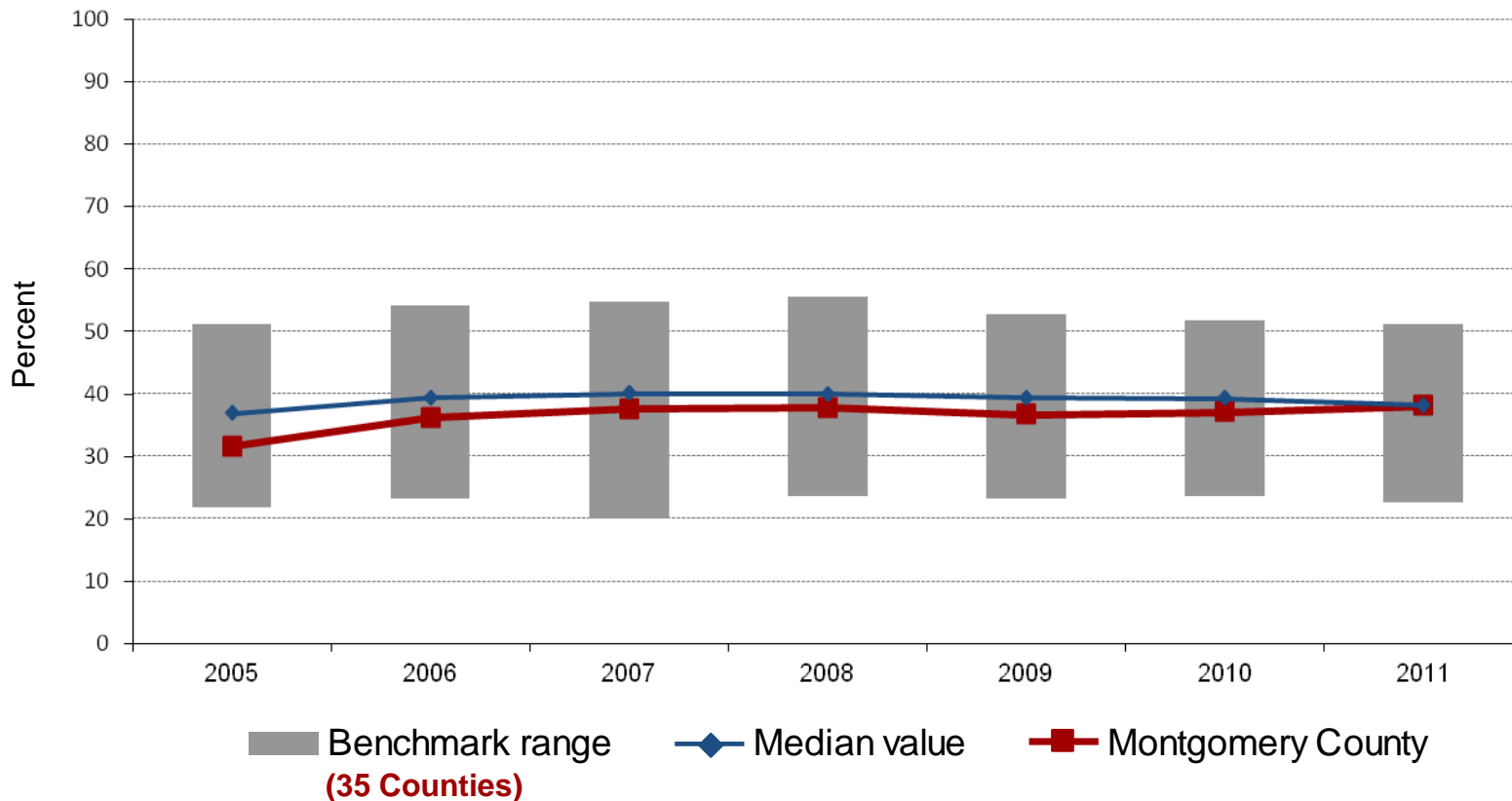
Source: U.S. Census Bureau, American Community Survey; 1-Year Estimates B25003 Tenure – Universe: Occupied Housing Units

Affordable Housing in an Inclusive Community**Indicator: Home ownership rate**

In 2011, the median home ownership rate was 65%. Montgomery County had a home ownership rate of 67%. In 2011, the highest value was 77% and the lowest value was 41%.



Source: U.S. Census Bureau, American Community Survey; 1-Year Estimates B25003 Tenure – Universe: Occupied Housing Units

Affordable Housing in an Inclusive Community**Indicator: Housing burden (Homeowners)**

In 2011, the median value was 38%. In Montgomery County, 38% of homeowners pay greater than 30% of their income for housing and are considered housing burdened. In 2011, the highest value was 51% and the lowest value was 23%.

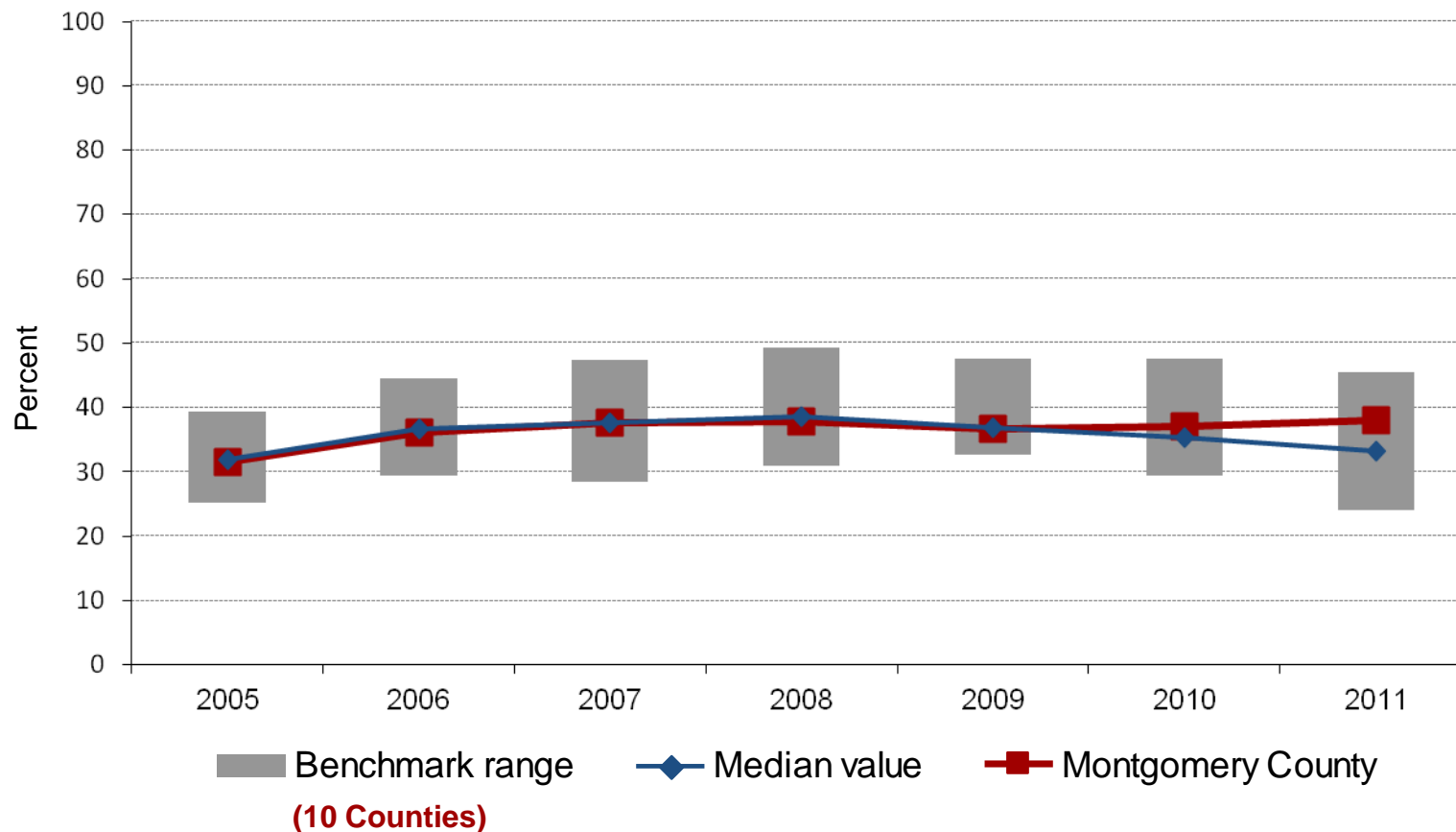


Source: U.S. Census Bureau, American Community Survey; 1-Year Estimates B25003
 Tenure – Universe: Occupied Housing Units

Affordable Housing in an Inclusive Community

Regional Benchmark

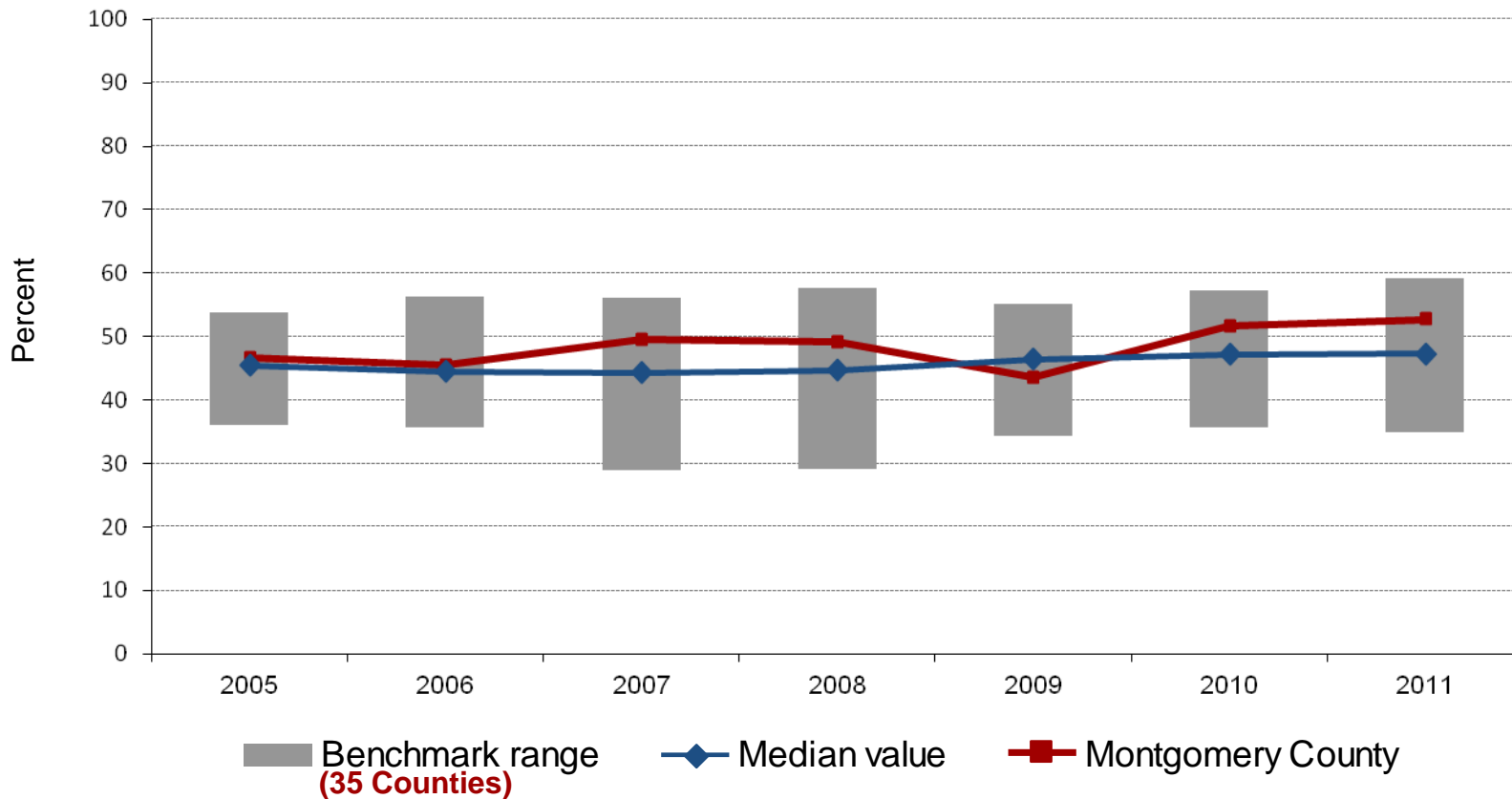
Indicator: Housing burden (Homeowners)



In 2011, the median value was 33%. In Montgomery County, 38% of homeowners pay greater than 30% of their income for housing and are considered housing burdened. In 2011, the highest value was 46% and the lowest value was 24%.



Source: U.S. Census Bureau, American Community Survey; 1-Year Estimates B25003
Tenure – Universe: Occupied Housing Units

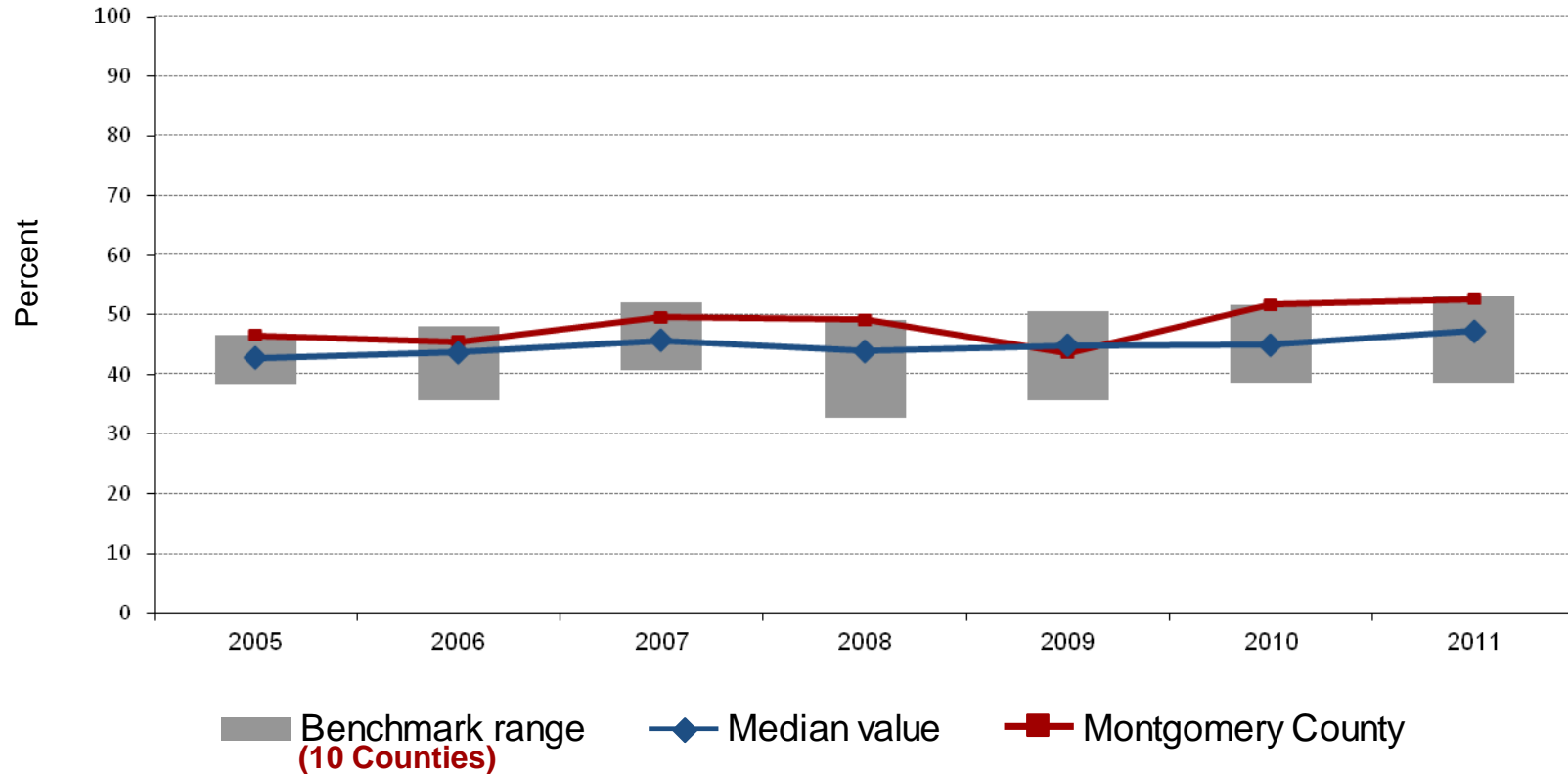
Affordable Housing in an Inclusive Community**Indicator: Housing burden (Renters)**

In 2011, the median value was 47%. In Montgomery County, 53% of renters pay greater than 30% of their income for housing and are considered housing burdened. In 2011, the highest value was 59% and the lowest value was 35%.



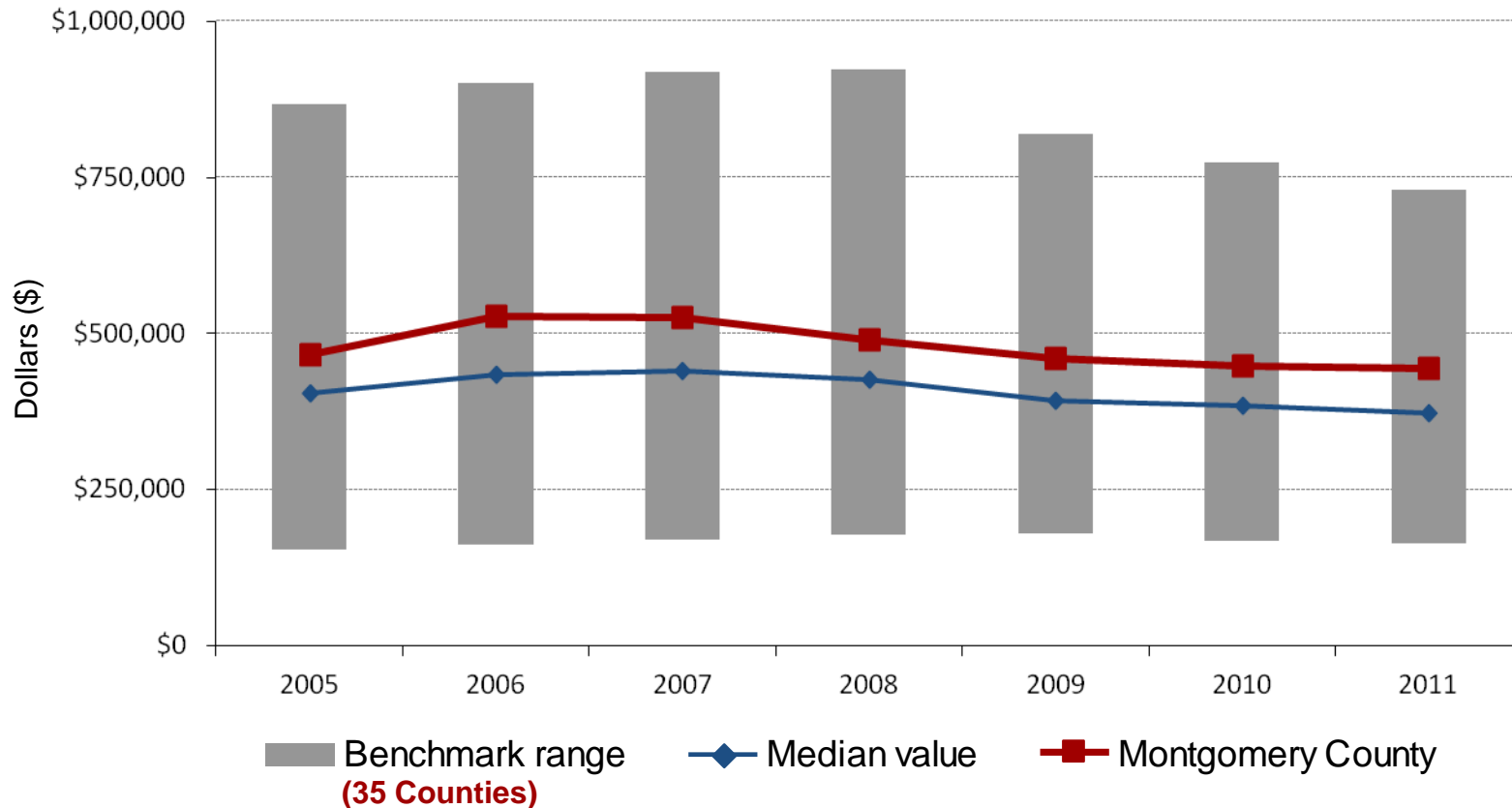
GCT2515: Percent of Renter-Occupied Units Spending 30 Percent or More of Household Income on Rent and Utilities

CountyStat

Affordable Housing in an Inclusive Community**Indicator: Housing burden (Renters)**

In 2011, the median value was 47%. In Montgomery County, 53% of renters pay greater than 30% of their income for housing and are considered housing burdened. In 2011, the highest value was 53% and the lowest value was 39%.

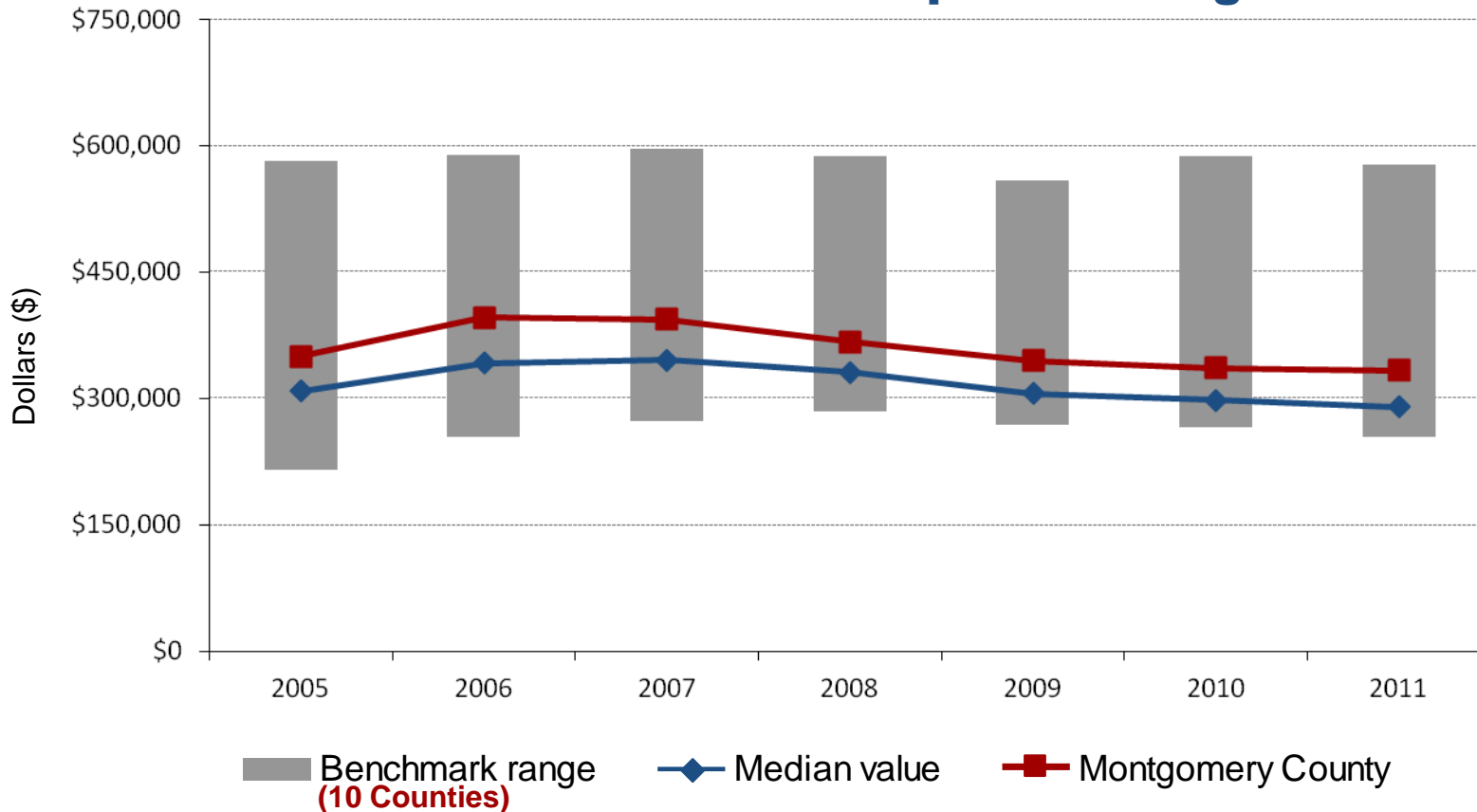


Affordable Housing in an Inclusive Community**Indicator: Median value of owner occupied housing units**

In 2011, the median value was \$373,003. The median value of owner occupied housing units in Montgomery County was \$443,800. In 2010, the highest value was \$730,500 and the lowest value was \$163,900.

Source: U.S. Census Bureau, American Community Survey; GCT2510: Median Housing Value of Owner-Occupied Housing Units (Dollars)

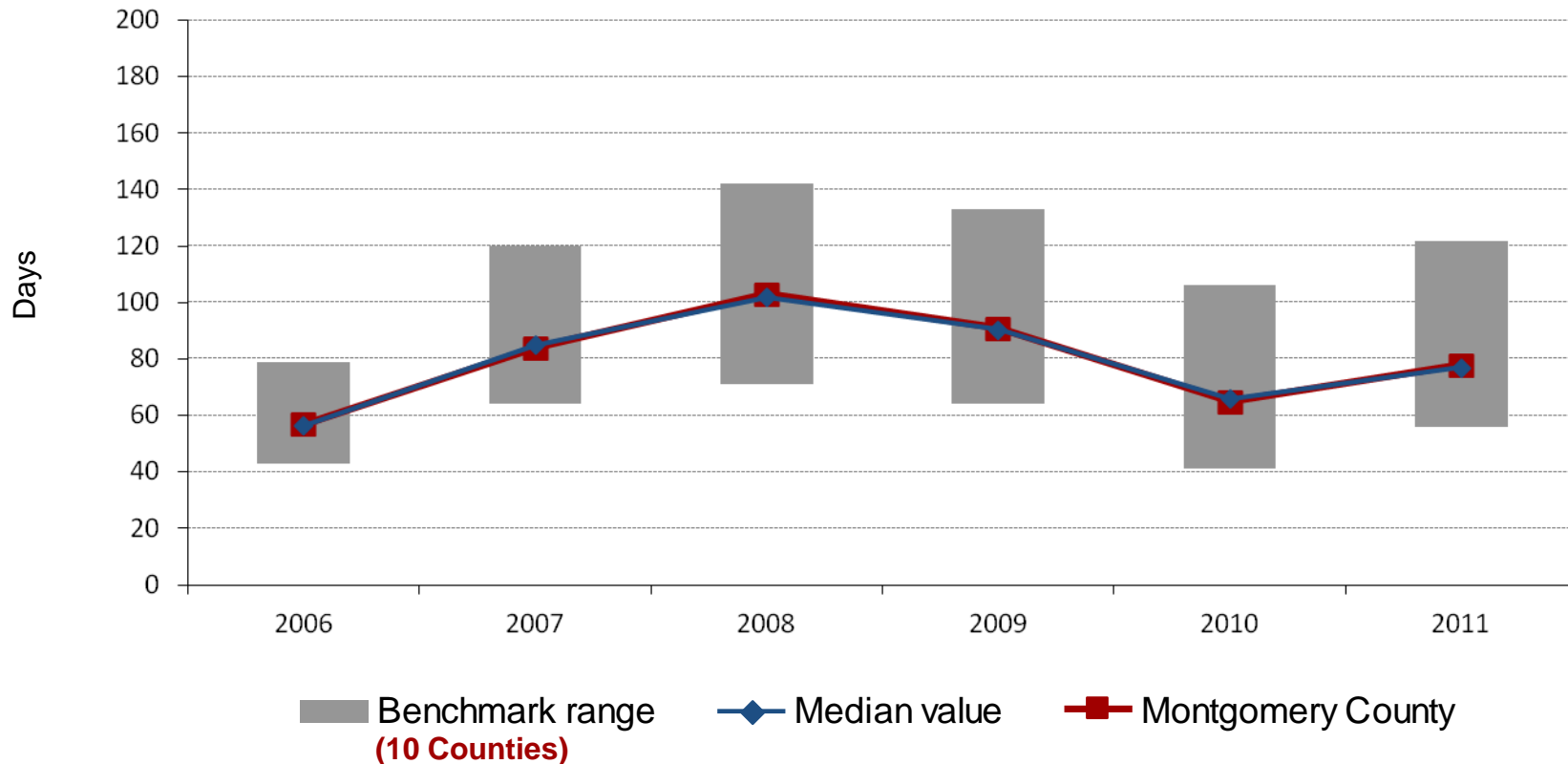


Affordable Housing in an Inclusive Community**Indicator: Median value of owner occupied housing units**

In 2011, the median value was \$386,960. The median value of owner occupied housing units in Montgomery County was \$443,800. In 2011, the highest value was \$578,100 and the lowest value was \$254,900.

Source: U.S. Census Bureau, American Community Survey; GCT2510: Median Housing Value of Owner-Occupied Housing Units (Dollars)



Affordable Housing in an Inclusive Community**Indicator: Average number of days on market for home sale**

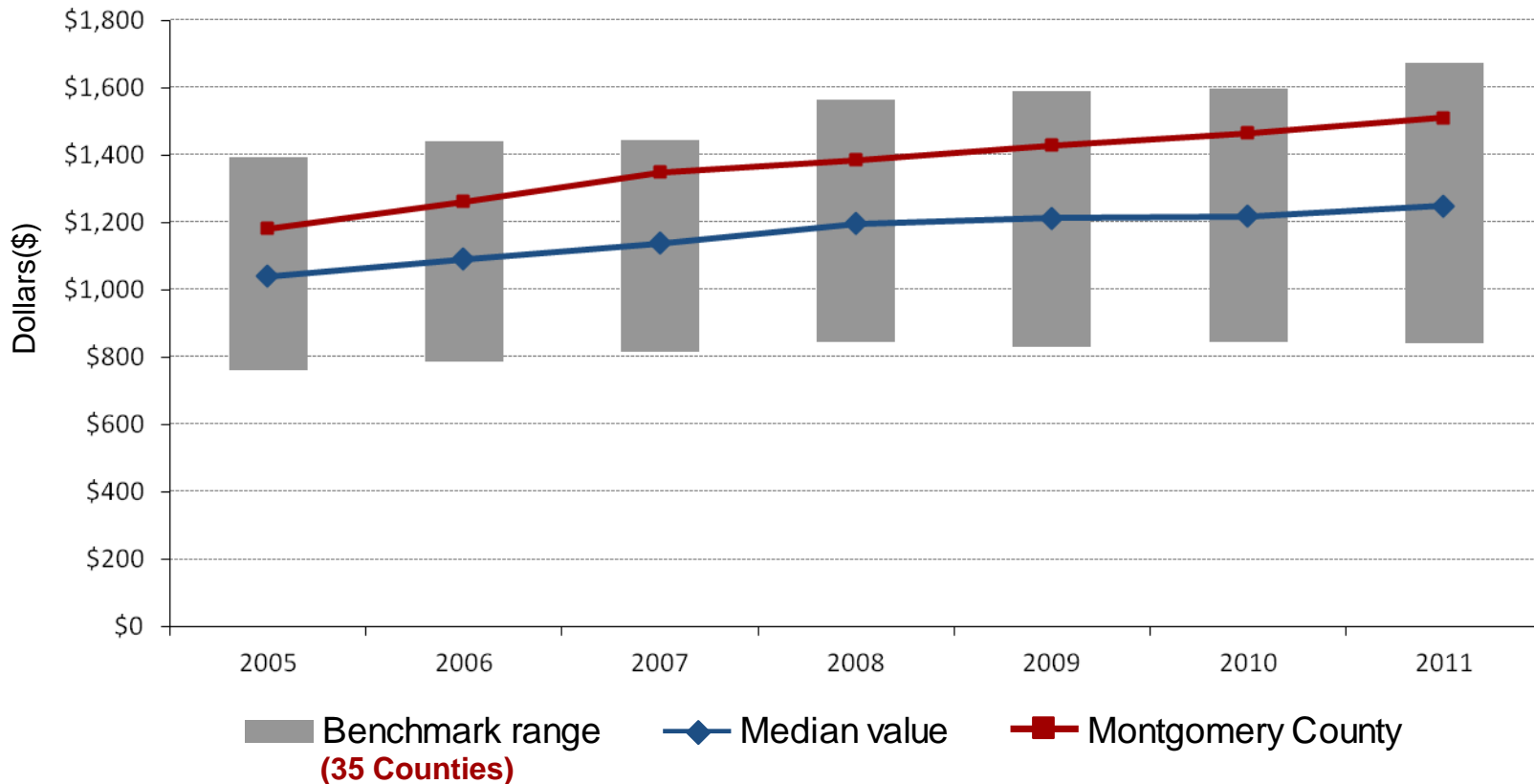
In 2011, the median value was 77 days. Montgomery County homes were on the market for an average of 78 days. In 2011, the highest value was 122 days and the lowest value was 56 days.

Source: Metropolitan Regional Information Systems, Inc. Year End Real Estate Trend
Indicator - Less than \$30K to greater than \$500K Format; American Community Survey, U.S.
Census Bureau



Affordable Housing in an Inclusive Community

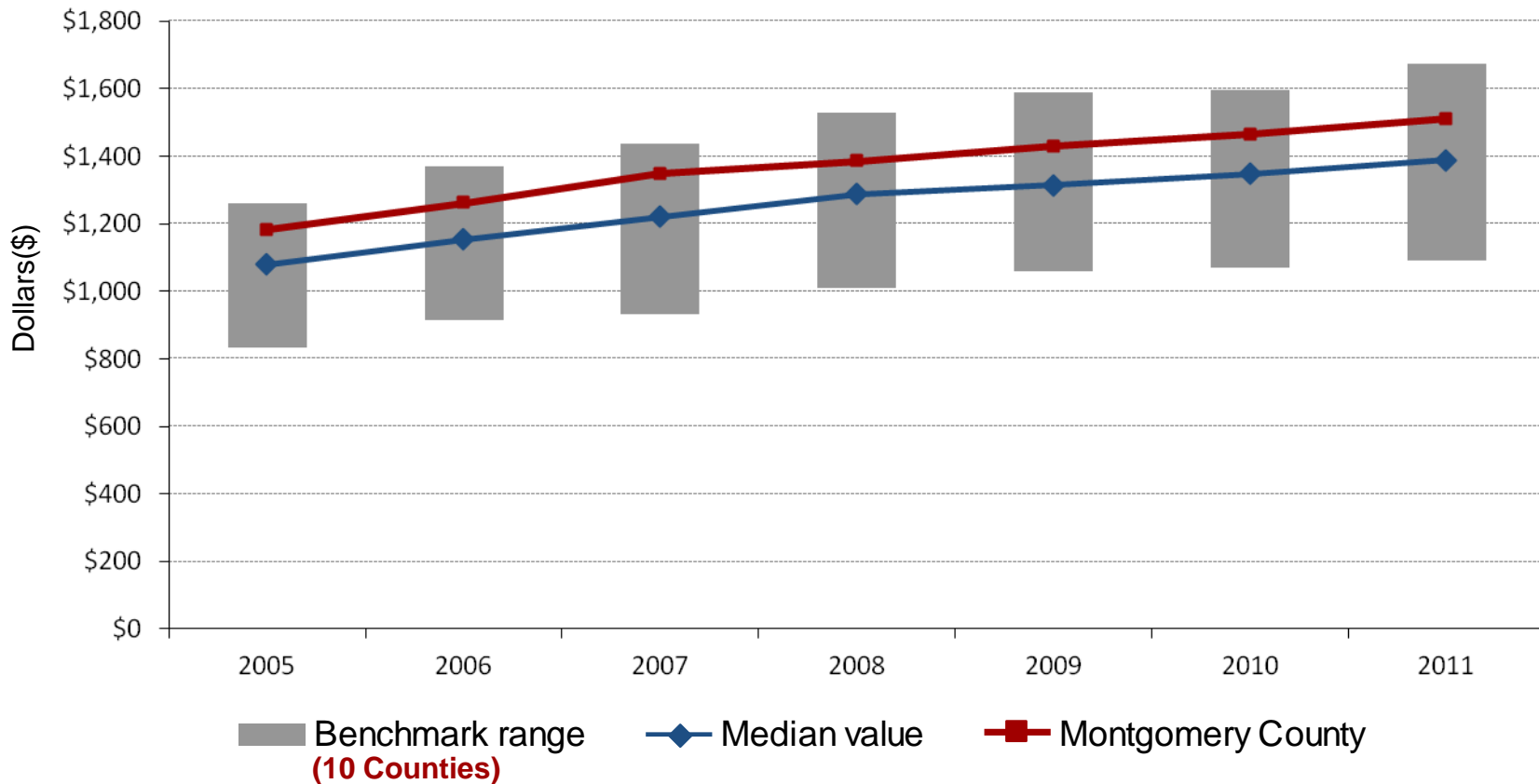
Indicator: Median gross rent



In 2011, the median gross rent was \$1,249. The median gross rent in Montgomery Co. was \$1,511. In 2011, the highest value was \$1,673 and the lowest value was \$843.

Source: U.S. Census Bureau, American Community Survey, GCT2514: Median Monthly Housing Costs for Renter-Occupied Housing Units (Dollars)

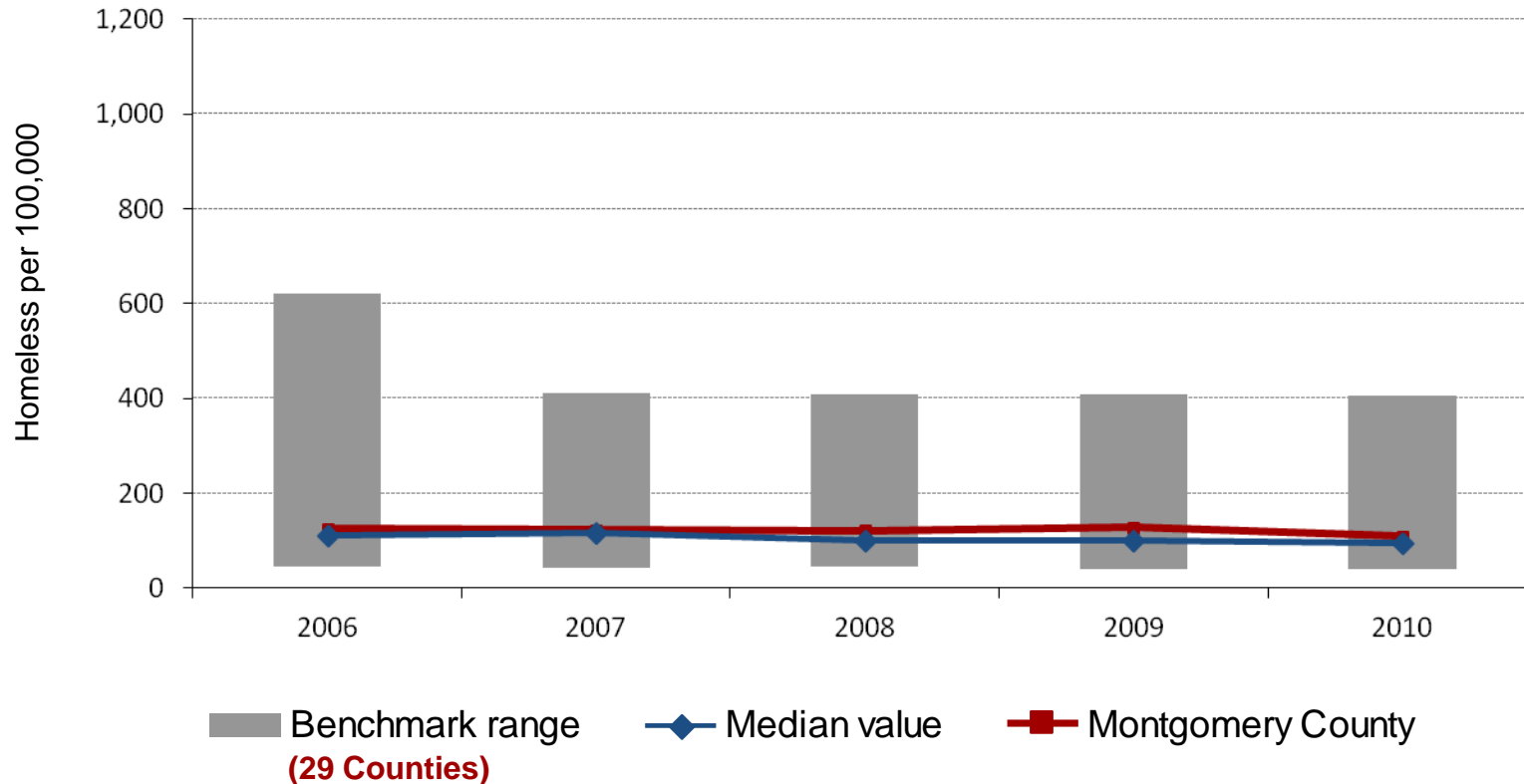


Affordable Housing in an Inclusive Community**Indicator: Median gross rent**

In 2011, the median gross rent was \$1,388. The median gross rent in Montgomery Co. was \$1,511. In 2011, the highest value was \$1,673 and the lowest value was \$1,092.



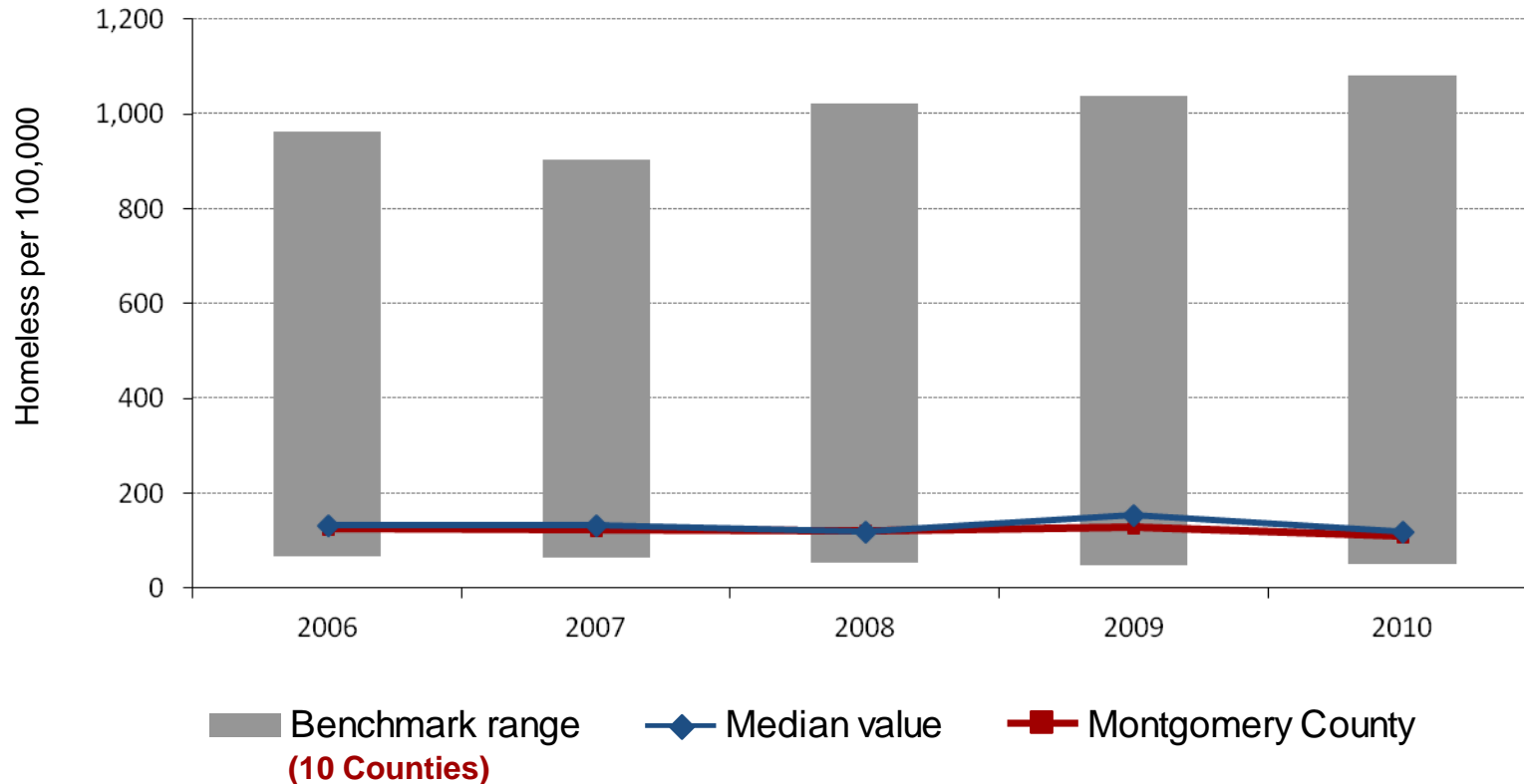
Source: U.S. Census Bureau, American Community Survey, GCT2514: Median Monthly Housing Costs for Renter-Occupied Housing Units (Dollars)

Affordable Housing in an Inclusive Community**Indicator: Number of Homeless Persons per 100,000 Population**

In 2010, the median value was 96 persons. In Montgomery County, there were 109 homeless persons per 100,000 population. In 2010, the highest value was 406 persons per 100,000 and the lowest value was 38 persons per 100,000.

Source: U.S. Department of Housing and Urban Development Office of Community Planning and Development: **The Fifth Annual Homeless Assessment Report to Congress**, Appendix C-3: Continuum of Care Point-in-Time Homeless Counts (<http://www.hudhre.info/documents/5thHomelessAssessmentReport.pdf>)

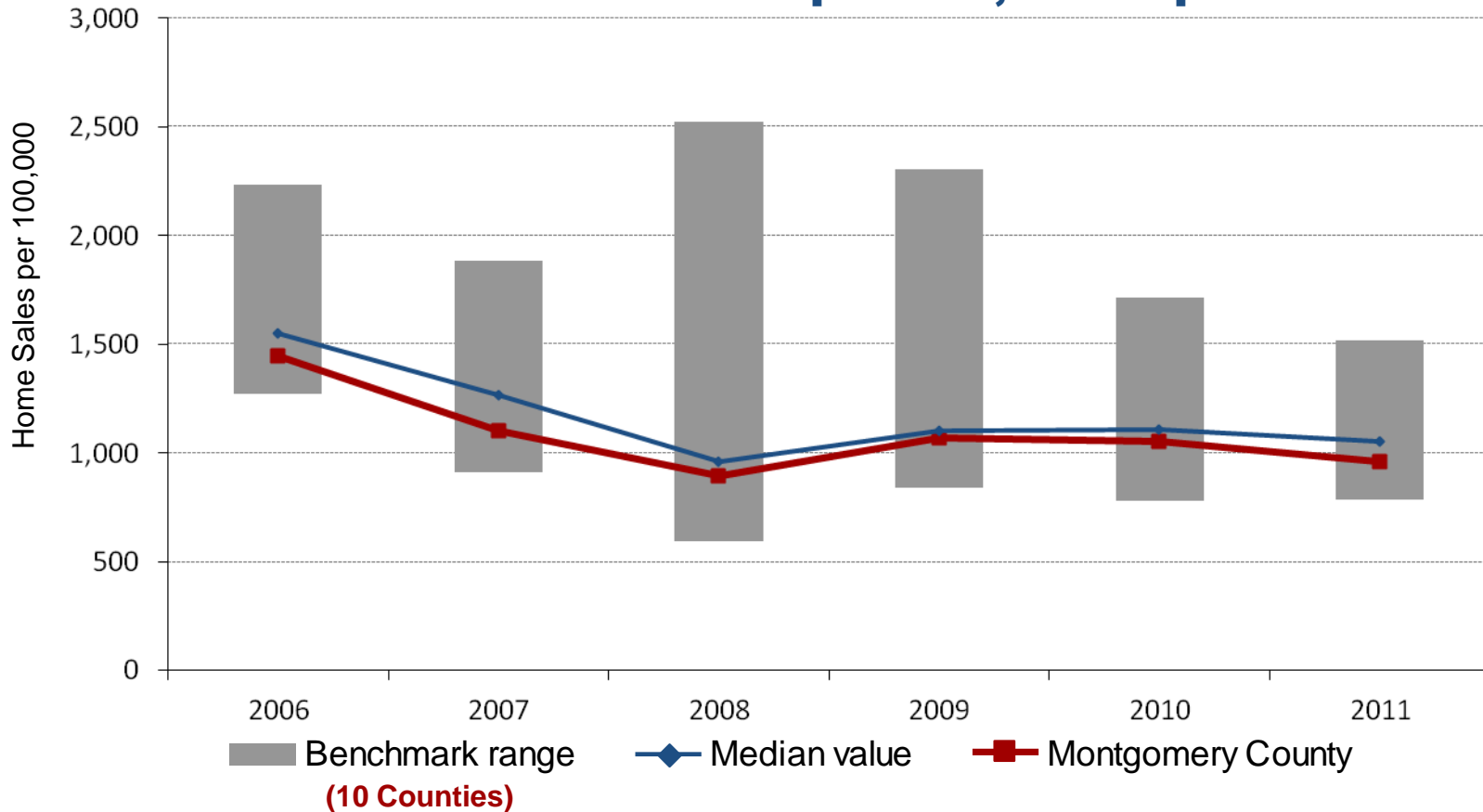


Affordable Housing in an Inclusive Community**Indicator: Number of Homeless Persons per 100,000 Population**

In 2010, the median value was 118 persons. In Montgomery County, there were 109 homeless persons per 100,000 population. In 2010, the highest value was 1,082 persons per 100,000 and the lowest value was 50 persons per 100,000.

Source: U.S. Department of Housing and Urban Development Office of Community Planning and Development: **The Fifth Annual Homeless Assessment Report to Congress**, Appendix C-3: Continuum of Care Point-in-Time Homeless Counts (<http://www.hudhre.info/documents/5thHomelessAssessmentReport.pdf>)



Affordable Housing in an Inclusive Community**Indicator: Number of Home Sales per 100,000 Population**

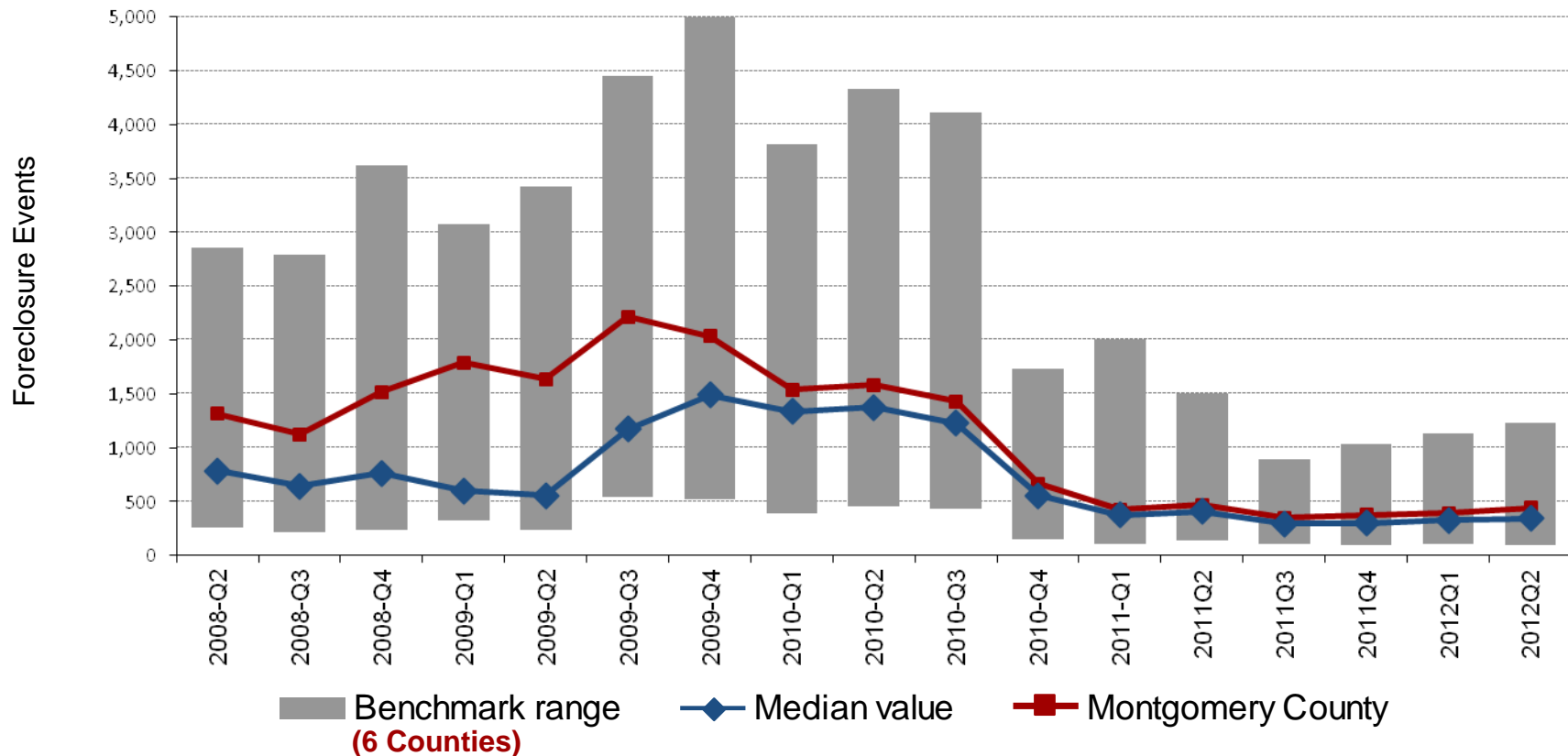
In 2011, the median value was 1,519. There were 1,054 homes sold per 100,000 population in Montgomery County. In 2011, the highest value was 1,519 and the lowest value was 787.

Source: Metropolitan Regional Information Systems, Inc. Year End Real Estate Trend
Indicator - Less than \$30K to greater than \$500K Format



Affordable Housing in an Inclusive Community

Indicator: Total Number of Foreclosure Events



In the second quarter of 2012, the median value was 344. In Montgomery County there were 442 foreclosure events. In second quarter 2012, the highest value was 1,228 and the lowest value was 94.



Source: Maryland Department of Housing and Community Development; RealtyTrac